

TRI-COMMUNITY TASK FORCE PRIORITY DEVELOPMENT SITES	
Proposed Scope of Work	
	Projected Start Date
1. Expedited Permitting- Regional Planning Agencies <ul style="list-style-type: none"> a. An expedited permitting process as required by the Chapter 43D regulations, will be developed for the Lowell Junction area and will be uniform across town boundaries. The goal will be to have the same permitting procedures in place for all three communities including timelines and process regardless of whether the specific project is in Andover, Tewksbury, or Wilmington. The permitting rules and regulations now being practiced in the three communities will be examined and all unnecessary, lengthy, duplicative, and cumbersome elements in the process will be identified. b. New permitting guidelines will be developed to insure the permitting process is completed within the time lines mandated by Chapter 43D. c. In addition, permit tracking hardware and software upgrades in the three communities will be identified and recommendations made to insure that all three towns can permit projects uniformly. 	12/18/2008
2. Infrastructure Analysis – Regional Planning Agencies <ul style="list-style-type: none"> a. An assessment of the current water and sewer service to the Lowell Junction area will be made to determine its capacity to accommodate the new growth depicted in the tri-town vision/Cecil Group development plan. b. Discussions will be held with the public work's directors in the three communities in order to identify potential improvements that could serve to the regional infrastructure network and its ability to handle the new growth vision. c. In addition, efforts will be made to quantify the cost of placing the electrical power lines underground. d. Upper limits of development will be prescribed based on infrastructure limitations. 	12/18/2008
3. Zoning Analysis – Regional Planning Agencies <ul style="list-style-type: none"> a. The zoning currently in place in Andover, Tewksbury, and Wilmington for the Lowell Junction site will be examined to determine if the uses allowed correspond to the tri-town vision. b. The uses allowed by right and by special permit will be compared and analyzed and recommendations will be made to insure that zoning uniformity and consistency exists throughout the site, regardless of town boundaries. c. This zoning analysis will serve as the basis for the development of a form-based code for the Lowell Junction site. 	12/18/2008

<p>4. Form Based Code – Consultant Tasks</p> <ul style="list-style-type: none"> a. Using the unified development concept and vision for the area as a guide, and factoring in the results of the infrastructure and zoning analysis to determine a suitable build-out, form based codes will be developed. b. The form-based codes will regulate development across town boundaries to achieve the specific form envisioned by the three communities. The form-based code will include the following elements: <ul style="list-style-type: none"> i. a regulating plan; ii. public space standards; iii. building form standards; iv. administration; and v. definitions. c. The form-based code may also include: <ul style="list-style-type: none"> i. architectural standards; ii. landscaping standards; iii. signage standards; and iv. environmental resource standards. d. The development of the form-based code will require educating citizens in the communities to the benefits of this new form of zoning code; therefore, a broad public participation program will be a part of this effort. 	<p>04/2009</p>
<p>5. Community Benefits/Impacts- Consultant Tasks</p> <ul style="list-style-type: none"> a. Development of an educational program for residents, committees, commissions and boards describing the benefits of creating a form based code for the project area rather than developing the site under the current zoning regulations. b. Building from work completed in the EIS, the local transportation network will be studied to determine its vehicular capacity, areas that need to be addressed identified, and mitigation methods proposed. c. In addition, other potential impacts from the development of Lowell Junction, some of which have already been identified in public meetings, will be identified and mitigation methods proposed. d. Lastly, a market review of the downtown business districts of Andover, Tewksbury, and Wilmington will be completed to determine if the development of Lowell Junction as shown in the tri-town vision plan will cause any economic leakage from these areas. e. Conversely, economic opportunities for these downtown districts resulting from development of Lowell Junction will be identified. 	<p>09/2009</p>

<p>6. Exploration of the Potential Use of Development Incentives- Regional Planning Agencies</p> <p>a. Research will be conducted to determine if any state, federal and/or local incentives exist that may be used to help market Lowell Junction to the business and development community. The research will explore different options and analyze and weigh the cost/benefits of such programs as Investment Tax Credits, Research and Development Tax Credit, Credit Against Excise, and EDIP. In addition, financing programs such as tax exempt Tax Increment Financing and District Increment Financing and taxable bonds, emerging technology fund, capital access program, and other economic development financing options will be studied.</p>	<p>12/18/2008</p>
<p>7. Legal Analysis/Regulatory Framework- Consultant Tasks</p> <p>The fact that “Lowell Junction” is located within the communities of Andover, Tewksbury, and Wilmington, presents unique and complex issues for the smooth transition of this 700-acre area into a sustainable, mixed-use development with new highway and local road access. The following questions need to be researched and answered:</p> <p>a. What type of entity, organization or corporation may need to be formed to insure the tri-town vision is carried forward?</p> <p>b. Will an agency similar to the South Shore Tri-Town Development Corporation, the entity overseeing the development of Southfield in the towns of Weymouth, Rockland, and Abington, need to be established?</p> <p>c. Will a simpler form of inter-municipal agreement be suitable?</p> <p>d. A broad range of regulations has been adopted for Southfield that may prove to be useful models for Lowell Junction. A detailed analysis resulting in a recommendation as to the legal entity needed to oversee the development of Lowell Junction will be completed.</p>	<p>04/2009</p>